

Land Use Development Criteria

Institutional

- Adequate buffering – open space, landscaping, fencing etc.
- Highway access
- Central to users
- Parking
- Architectural innovation (Columbus IN)
- Architecture that blends in with landscape
- Utilities
- Jails away from school
- More acres of land around wastewater treatment plant and lift stations to act as buffer
- Consider size limitation of schools and churches to enhance compatibility with residential and neighborhoods
- Collocating schools and parks
- Safety considerations

Industrial

- Highway access – state and federal routes
- Utilities that carry large loads
- Buffer to residential by decreasing intensity, distance, prevention of sound and light pollution
- Lighting standards
- Hazmat
- Noise regs and consideration
- Stormwater retention
- Push for technology park

Parks and Recreation

- Little Eagle Creek - trail/habitat /greenway
- Midland
- Protective buffer around wastewater treatment plant
- Neighborhood parks- interconnected
- Railroad facilities
- Water fountains
- Public parks become more important when lot sizes decrease
- Encourage public and private spaces
- Active parks (ballfields) should be kept away from residential and closer to commercial or industrial
- Need overriding parks policy
- Tax base to support parks and recreation development

Commercial

- Adequate road access – arterial and collector routes
- Location to suppliers and market
- Accessible by residents
- Utilities
- Buffered from schools and residential
- Transitional uses should be located between commercial and residential uses
- Possible local focus commercial close to residential
- Technology – Wifi throughout
- Night Sky - Prevent light pollution

Residential

- Access to schools, libraries, shopping etc.
- Large lots – can be on well and septic
- More dense or larger developments should be on sewer and water (municipal)
- Multifamily should be near a major thoroughfare
- Multifamily should be near commercial or schools
- Parks nearby
- Buffered from commercial/industrial
 - space
 - landscaping
 - airport
 - wastewater treatment plant